



**Town of Concord, Massachusetts
22 Monument Square, Concord, MA 01742**

West Concord Advisory Committee Minutes 03-02-16

**West Concord Advisory Committee,
a subcommittee of the Planning Board
March 2, 2016**

Pursuant to notice duly filed with the Town Clerk, a meeting of the West Concord Advisory Committee (WCAC) was held at 7:30 p.m. in the Clock Tower Room at the Harvey Wheeler Community Center.

Members present:

Steve Irza, Chair
Jeff Collins
Pete DeRosa
Don Detweiler
Carlene Hempel
Peter Baty

Members absent:

Burton Flint
Kathryn Garcia
Mike Nowicki

S. Irza called the meeting to order at 7:34 p.m.

S. Irza thanked C. Hempel for her contributions and leadership as WCAC Chair over the past two years and expressed his vision as Chair that the WCAC work to maintain a vibrant West Concord.

Item No. 1: Approve Minutes

February minutes were approved 6-0.
November minutes remain outstanding.

Item No. 2: Committee Reports:

C. Hempel - Town Manager's Office (Chris Whelan): None
S. Irza – Planning Board: None
P. Baty – Building Department: None
J. Collins – Public Works: None
J. Collins – Natural Resources Committee: None
D. Detweiler – CHDC:
D. Detweiler met with CHDC co-chair Barbara Morse. She has high regard for Junction Village developer Grantham Group and their plan.
Jeff Collins - Recreation Department: None
Carlene Hempel – Bruce Freeman Rail Trail:

Roughly 150 people gathered at Harvey Wheeler Community Center on February 23rd to watch a rails-to-trails documentary and hear a panel discussion on the BFRT.

Sudbury is pursuing a 25% design plan for their portion of the trail. The section from Powdernill Road to the Sudbury town line will likely be built concurrent with the Sudbury section.

Phase 2B is expected to be designed by September 2017.

Kent Carlson, member of public, and BFRT committee member, commented that 100% design plans are available to view online, for final comments. Phase 2B 25% plans are expected for review around Memorial Day with a public meeting likely in June.

Four Town Meeting warrant articles address the rail trail

CPC funding including \$125,000 for Phase 2B design.

Article 57 -- \$250,000 bond for Phase 2B design and engineering

Article 58 -- \$25,000 for town to purchase right-of-way easements for trail

Article 59 – permission for town to grant easements on town land for trail.

Senator Barrett filed legislation to enable transfer of land from Department of Corrections to town for parking lot across

Commonwealth Ave. from prison.

S. Irza – Village Businesses:

Ben Elliot of Salt Box Kitchen has requested that the parking meter time limit in West Concord extend beyond 1 hour.

C. Hempel and M. Nowicki will meet with Marcia Rasmussen on March 10 to discuss parking signage.

P. DeRosa – Social Media:

The Recreation Department posts some events on Facebook and Twitter.

Village businesses using social media including West Concord 5+10, Woods Hill Table, Debra's Natural Gourmet, Reasons to Be Cheerful, Salt Box Kitchen.

P. DeRosa will explore establishing a WCAC Twitter feed.

P. DeRosa launched the WCAC's Facebook page on March 2. The site is

<https://www.facebook.com/westconcordadvisorycommittee/>

Item No. 3: New Business:

Andrew Koh of the Concord Historical Commission discussed the CHC's proposed Demolition Delay Bylaw to be considered at Town Meeting. Mr. Koh explained that the CHC is seeking to include all structures built before 1941 under the demolition delay bylaw. He explained that the 1941 cut-off reflects a point in time when building methods and materials changed from pre-WW II to post-war. CHC chose this specific date rather than 'buildings older than 100 years' or '50 years' since the latter situation could be confusing as new houses are brought under the bylaw each year. The original proposal was to cover houses built pre-1900, but Mr. Koh urged the 1941 date specifically to include more houses in West Concord. Fewer than 25% of Concord residences were built before 1941.

In proposing the bylaw, CHC seeks the ability to document historic homes and seek alternatives to demolition in the case of significant historical structures. Mr. Koh described Concord's bylaw as weak compared with neighboring towns, driving a spate of tear-downs in Concord.

C. Hempel commented that the bylaw aligns with WCAC goals to maintain the character of West Concord.

The committee voted 6-0 to support the bylaw in Article 32 at Town Meeting. S. Irza will send a notice of our vote to the Town Moderator.

Next regularly scheduled meetings of WCAC will be April 13, May 4, June 1, August 3, September 7, and October 5, 2016.

Item No. 3: Old Business:

J. Collins and C. Hempel provided update on a March 1 meeting with CPW staff and Concord Green Thumbs to review conceptual plans for a pedestrian plaza between Concord Teacakes and Twin Seafood, and a new crosswalk with bumpouts in front of Concord Teacakes. M. Nowicki also attended the March 1 meeting. CPW has invited comments, will incorporate comments into a single draft plan for review by building/ business owners and WCAC, refine that plan, and submit for public review and comment. CPW is hoping for construction in 2016. The Committee voted 6-0 to support the design concept and have C. Hempel, M. Nowicki, and J. Collins continue to lead discussion with CPW.

WCAC will meet with Concord Planning Board on March 8. S. Irza will draft an agenda.

WCAC will host our spring Open House on April 28 at the Harvey Wheeler Community Center. The theme will be the arts in West Concord and will feature a panel discussion including M. Rasmussen, Bill Renault of CPW, and arts representatives such as employees of Massachusetts Cultural Council, Cambridge or Somerville Arts Council, The Umbrella, and a local artist or arts-related business owner.

D. Detweiler asked M. Rasmussen about progress on the concept of a pedestrian bridge across the Assabet River linking the MBTA parking lot to the businesses on Baker Avenue. M. Rasmussen indicated that she hoped to release a Request for Proposals for a feasibility study this spring.

ADJOURNMENT:

The meeting was adjourned at 9:30 pm.

NEXT MEETING:

The next meeting will be held April 13, 2016.

Respectfully submitted,
Jeffrey Collins

Minutes approved on: April 13, 2016